

590 **Change 43: Industrial Location and Extent**■ **DECISIONS AND REASONS****Final Decision 590.1**

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|-------------------|---------------------|-----------------|
| C43.3766.1 | Cole, Anna L | Disallow |
| <i>Allow</i> | FC43.1782.27 | |

Plan Amendments

Plan Topic ZM 116

No Plan amendments to rescind industrial zoning and consult first.

Reasons

1. The Council is satisfied it has met its obligations to consult with the Motueka community regarding the planning proposals in Plan Change 43.
2. There has been public consultation on a draft structure plan in 2009 and a draft plan change in 2011. Many members of the public and the Motueka Community Board have been involved in these processes.

Final Decision 590.2

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|-------------------|-----------------------------|-----------------|
| C43.1782.4 | Wakatu Incorporation | Disallow |
| C43.3780.2 | Grey Power Motueka | Disallow |
| <i>Disallow</i> | FC43.1782.24 | FC43.3780.1 |

Plan Amendments

Plan Topic ZM 52

No Plan amendments to rezone land between Green Lane, Queen Victoria St and Whakarewa St from Rural 1 to Light Industrial.

Reasons

1. There is no need to zone further land for industrial purposes when Plan Change 43 provides sufficient land to meet Motueka's future industrial land needs.
2. The land in question has some safety constraints because it is located under the approach path to the northeast runway at the Motueka aerodrome and is also subject to lower than usual height limits for an industrial zone.

Final Decision 590.3

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| C43.3608.1 | Motueka Community Board | Allow |
| <i>Disallow</i> | FC43.1782.6 | |
| C43.3775.1 | Frater, Terry J & Shirley M | Allow |
| <i>Allow</i> | FC43.3775.1 | |
| <i>Disallow</i> | FC43.1782.11 | |
| C43.3779.1 | Gregge, Sheree | Allow |
| <i>Allow</i> | FC43.3779.1 | |
| <i>Disallow</i> | FC43.1782.14 | |
| C43.3780.1 | Grey Power Motueka | Allow In Part |
| <i>Allow in Part</i> | FC43.3780.2 | |
| <i>Disallow</i> | FC43.1782.23 | |
| C43.3795.1 | Saville, Brian | Allow |
| C43.3807.1 | Trewavas, Adrian | Allow |
| <i>Disallow</i> | FC43.1782.17 | |
| C43.3807.4 | Trewavas, Adrian | Allow |
| <i>Disallow</i> | FC43.1782.19 | |
| C43.3812.1 | Savile, Ross & Sue | Allow |
| <i>Disallow</i> | FC43.1782.20 | |
| C43.3812.3 | Savile, Ross & Sue | Allow |
| <i>Disallow</i> | FC43.1782.22 | |
| C43.3826.1 | Tibbs, William | Allow |

Plan Amendments

Plan Topic ZM 118

1. Retain Residential zoning on 128 -142 King Edward Street.
2. Relocate the greenway Open Space south of the deferred Heavy Industrial Zone so that it forms a boundary with the residential properties at 128 -142 King Edward Street.
3. Realign the north/south indicative road so it serves the deferred Residential Zone only.

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4. Rezone the residual block of land on King Edward Street as Residential.

Reasons

1. The land at the north-western end of King Edward Street comprises seven residential properties and a vacant section. The properties are generally well maintained and make a suitable gateway into Motueka from the Motueka Highway (College Street).
2. The land comprises approximately 1 ha. This results in a small reduction in the amount of industrial land included in Plan Change 43 and relocation of the greenway to the low point behind the dwellings at 128 - 142 King Edward Street to provide better for stormwater management.
3. Provision of more residential zoning in the area north of these dwellings is considered inappropriate and could cause reverse sensitivity affects for the Motueka aerodrome located nearby.

Final Decision 590.4

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|-------------------|--|-----------------|
| C43.3765.2 | Chambers, Nicola | Disallow |
| <i>Allow</i> | FC43.1782.26 | |
| C43.3771.2 | Devereux, J Ann | Disallow |
| <i>Allow</i> | FC43.1782.29 | |
| C43.3775.4 | Frater, Terry J & Shirley M | Disallow |
| <i>Allow</i> | FC43.1782.13 | |
| C43.3779.3 | Gregge, Sheree | Disallow |
| <i>Allow</i> | FC43.1782.16 | |
| <i>Disallow</i> | FC43.3779.3 | |
| C43.3780.3 | Grey Power Motueka | Disallow |
| C43.3805.3 | Tonks, Tina-Marie & Mel | Disallow |
| <i>Allow</i> | FC43.1782.32 | |

Plan Amendments

Plan Topic C43 GEN

No Plan amendments to zone other areas outside Motueka West for industrial purposes.

Reasons

1. The alternative locations for industry suggested by the submitters have their own resource management issues such as loss of productive land, proximity to the coast, distance from services (west of the aerodrome) and exposure to flood hazard risk (north of the town near the Motueka River).
2. The alternative locations do not provide for sustainable urban development in Motueka.

Final Decision 590.5

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| C43.1782.11 | Wakatu Incorporation | Disallow |
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Plan Amendments

Plan Topic 17.4

No Plan amendments to provide separate industrial rules and standards for Motueka West.

Reasons

It is not appropriate to provide separate rules and standards for Motueka West industrial zones in the Tasman Resource Management Plan as there are insufficient locational and functional differences to justify separate rules.

Final Decision 590.6

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|-------------------|------------------------------------|-----------------|
| C43.3608.4 | Motueka Community Board | Disallow |
| <i>Allow</i> | FC43.1782.9 | |
| C43.3608.6 | Motueka Community Board | Disallow |
| <i>Allow</i> | FC43.1782.10 | |
| C43.3780.4 | Grey Power Motueka | Disallow |
| <i>Allow</i> | FC43.1782.25 | |
| <i>Disallow</i> | FC43.3780.3 | |
| C43.3805.2 | Tonks, Tina-Marie & Mel | Disallow |
| <i>Allow</i> | FC43.1782.31 | |
| C43.3807.3 | Trewavas, Adrian | Disallow |

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|-------------------|-------------------------------|-----------------|
| C43.3812.4 | Savile, Ross & Sue | Disallow |
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Plan Amendments*Plan Topic C43 GEN*

No Plan amendments to relocate the Heavy Industrial Zone.

Reasons

1. The location of the Heavy Industrial Zone has been altered from its position in the draft Plan Change so that it has better access to Queen Victoria Street which is a distributor road.
2. The site was chosen so it was surrounded by other industrial land but sufficiently set back from the Motueka aerodrome height control area.
3. The alternative locations suggested by submitters have their own resource management issues such as loss of productive land, proximity to the coast and flood hazard risk.

Final Decision 590.7

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|-------------------|--------------------------------|-----------------|
| C43.3608.2 | Motueka Community Board | Disallow |
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| <i>Allow</i> | FC43.1782.7 | |
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| C43.3771.1 | Devereux, J Ann | Disallow |
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|--------------|--------------|--|
| <i>Allow</i> | FC43.1782.28 | |
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|-------------------|-----------------------|-----------------|
| C43.3779.2 | Gregge, Sheree | Disallow |
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| <i>Allow</i> | FC43.1782.15 | |
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|-----------------|-------------|--|
| <i>Disallow</i> | FC43.3779.2 | |
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|-------------------|------------------------------------|-----------------|
| C43.3805.1 | Tonks, Tina-Marie & Mel | Disallow |
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| <i>Allow</i> | FC43.1782.30 | |
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|-----------------|-------------|--|
| <i>Disallow</i> | FC43.3805.1 | |
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| C43.3827.2 | Clark, Douglas A | Disallow |
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| <i>Allow</i> | FC43.1782.2 | |
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Plan Amendments*Plan Topic ZM 52*

1. No Plan amendments to provide Deferred Residential rather than Deferred Industrial zoning between Green Lane/ Queen Victoria Street area.
2. No Plan amendments to provide Deferred Residential rather than Deferred Industrial zoning along Queen Victoria Street between the Open Space Zone and the indicative road to the north side of King Edward Street.

Reasons

1. A mix of zonings is required for sustainable development at Motueka West.
2. Deferred residential zoning has been located closer to the town centre with Deferred Industrial zoning on the periphery of Motueka.
3. There is over 50 hectares of Deferred Residential Zone on the west side of High Street which will meet a large part of Motueka's future demand for residential land.
4. Some of the land the submitters have suggested for residential development is unsuitable because it is too close to the Motueka aerodrome.